



KEY MAP

SEAL



PROJECT

PINEVILLE TOWNHOMES

PINEVILLE, NC
 REZONING #2020-XXX

LANDESIGN PROJ.# 1020037

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	09.23.20
2	REZONING SUBMITTAL	10.20.20
3	REZONING SUBMITTAL	11.19.20
4	REZONING SUBMITTAL	12.18.20

DESIGNED BY: JRY
 DRAWN BY: JRY
 CHECKED BY: KST

SCALE: NORTH
 VERT: N/A
 HORZ: 1"=60'

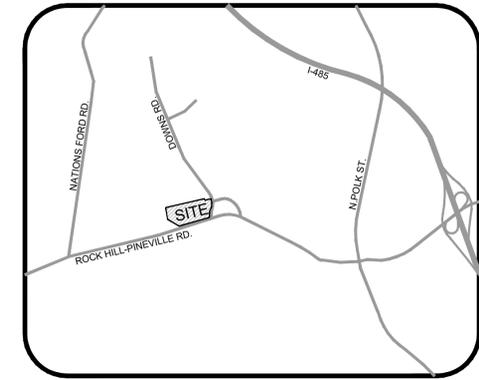
SHEET TITLE

COVER

SHEET NUMBER

RZ-1

NOTE: THE PROVIDED SITE PLAN RENDERING IS INTENDED TO CONVEY DESIGN INTENT AND IS SUBJECT TO FINAL DESIGN.



VICINITY MAP
NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 26.8 ACRES
 TAX PARCEL #S: 205-041-02, 05-041-15, 05-041-16, 205-041-01, 05-041-03, 05-041-04, 05-041-19
 EXISTING ZONING: R-44, G-I
 PROPOSED ZONING: R-MX (CORRIDOR OVERLAY DISTRICT)
 EXISTING USES: INDUSTRIAL
 PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE R-MX ZONING DISTRICT
 MAX. DENSITY PROVIDED: 166 UNITS (6.19 UNITS PER ACRE)
 MAX. BUILDING HEIGHT REQUIRED: 3 STORIES, 3+ WITH APPROVAL FROM TOWN COUNCIL
 MAX. BUILDING HEIGHT PROVIDED: 40'
 MIN. SETBACK REQUIRED: BUILD-TO-LINE FROM STREET SECTIONS
 MIN. SETBACK PROVIDED: 10'
 MIN. SIDE YARD REQUIRED: 0'
 MIN. SIDE YARD PROVIDED: 5' FOR CORNER LOTS
 MIN. REAR YARD PROVIDED: 20' DRIVEWAY
 PARKING REQUIRED: SPACES TOTAL
 3+ BEDROOMS PER UNIT: 3.25 SPACES/UNIT
 166 UNITS X 3.25 SPACES = 540 SPACES REQ.

PARKING PROVIDED: 816 SPACES TOTAL (4.92 SPACES/UNIT)
 135 ON-STREET SPACES
 332 GARAGE SPACES
 332 DRIVEWAY SPACES
 17 AMENITY SPACES

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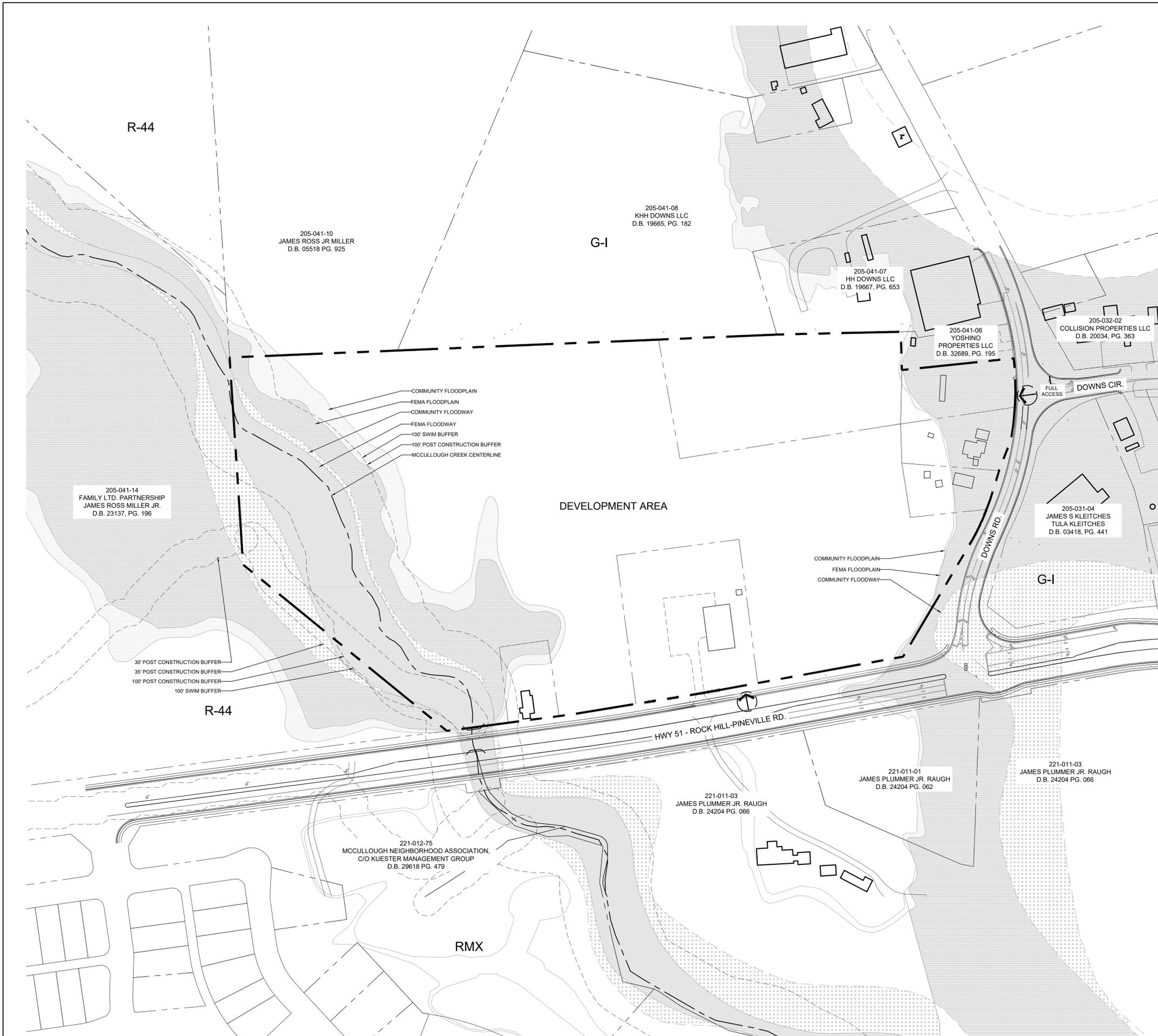
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 HORZ: 1"=100'

SHEET TITLE

TECHNICAL DATA

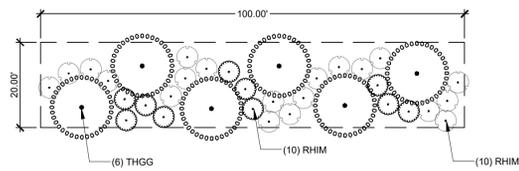
SHEET NUMBER

RZ-2



20' LANDSCAPE AREA

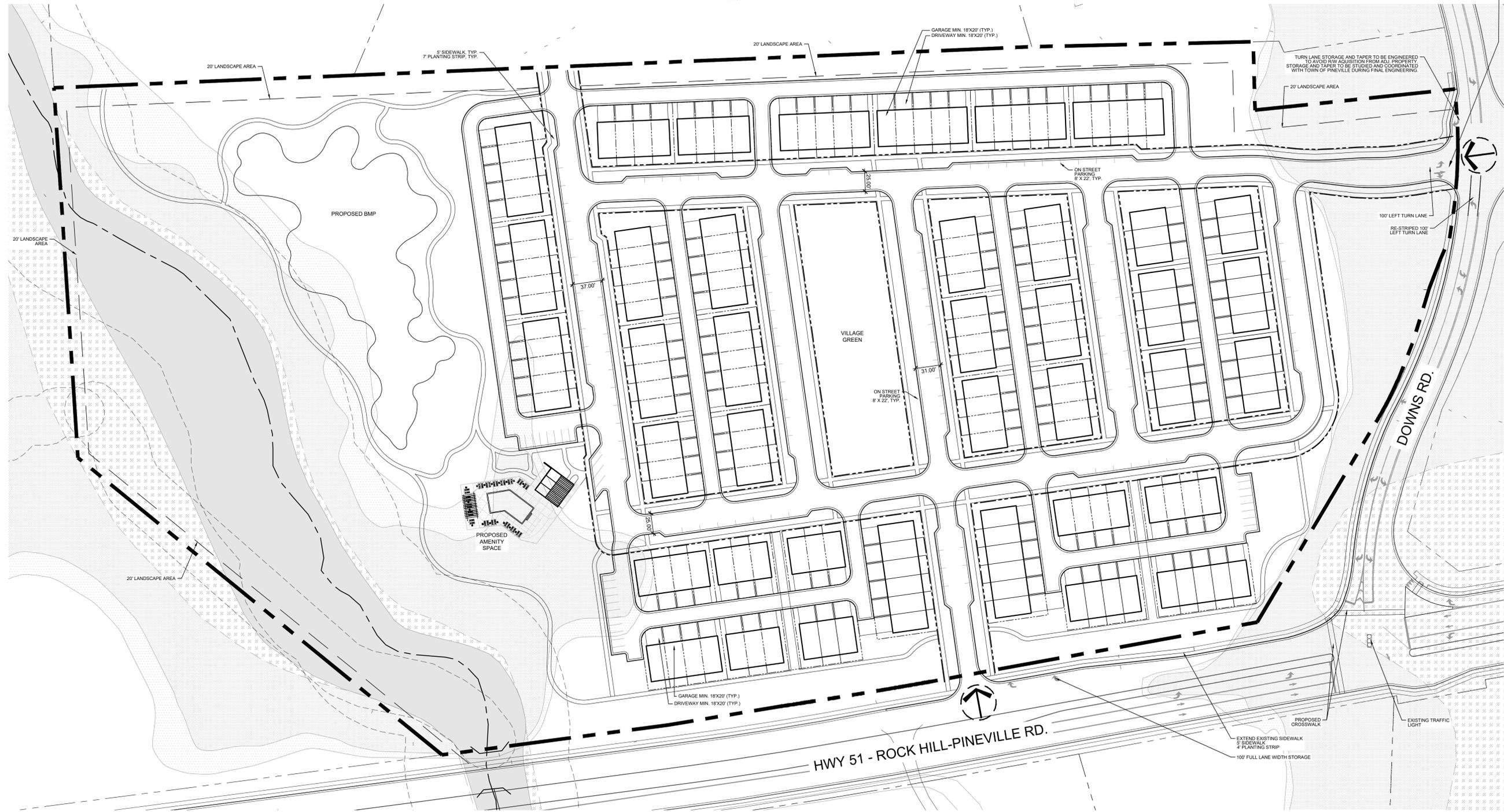
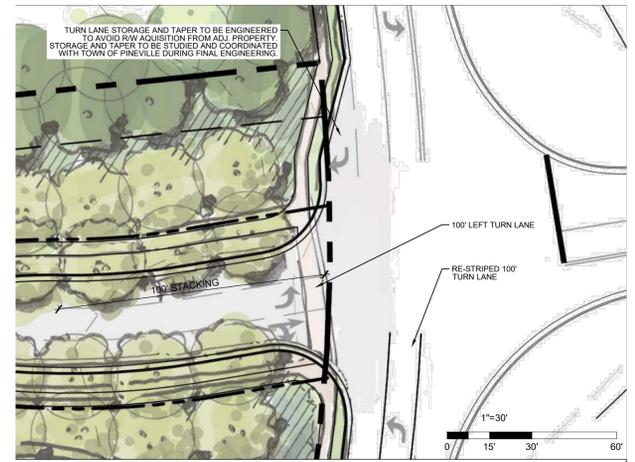
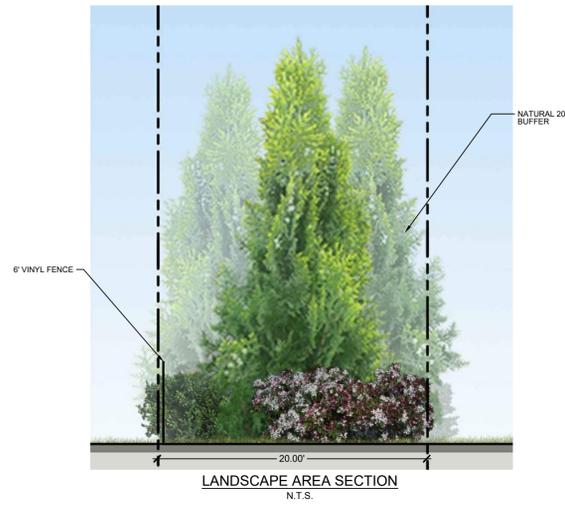
6 TREES PER 100 LF PROVIDED
100% EVERGREEN / LARGE MATURING
30 EVERGREEN SHRUBS PER 100 LF PROVIDED



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.	REMARKS
	THGG	6	THUJA 'GREEN GIANT'	ARBOVITAE, 'GREEN GIANT'	B&B	2"	10-12'	MATCH SPECIMEN, FULL TO BASE
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	SPACING	MIN. HT.	REMARKS
	PLIA	20	PIERIS JAPONICA	LILY OF THE VALLEY BUSH	3 GAL	AS SHOWN	24-36"	MATCH SPECIMEN, FULL TO BASE
	RHIM	10	RHAPHIOLEPIS INDICA 'MONTO'	INDIAN PRINCESS INDIAN HAWTHORN	3 GAL	AS SHOWN	24-36"	MATCH SPECIMEN, FULL TO BASE

NOTE: ADDITIONAL PLANTING TO BE PROVIDED/SUPPLEMENTED AS THE BUFFER AREA IS GRADED OR VOID OF EXISTING PLANT MATERIAL. PLANT MATERIAL MAY REMAIN IN AREAS WHERE BUFFER IS UNDISTURBED.



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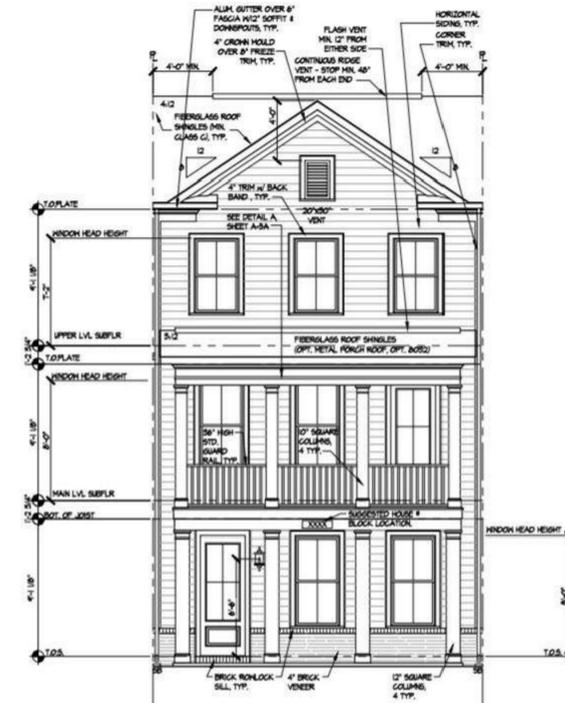
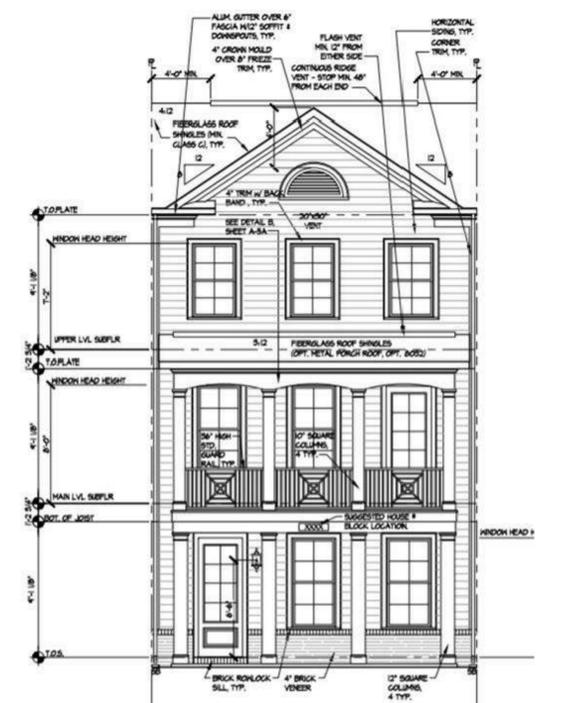
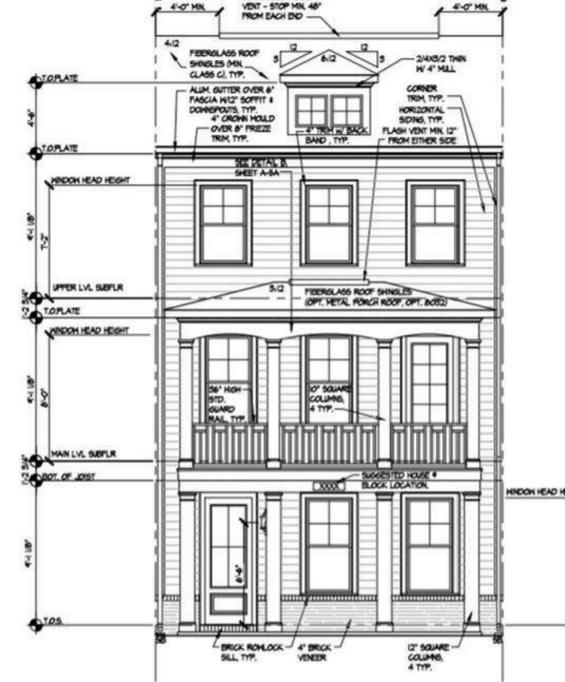
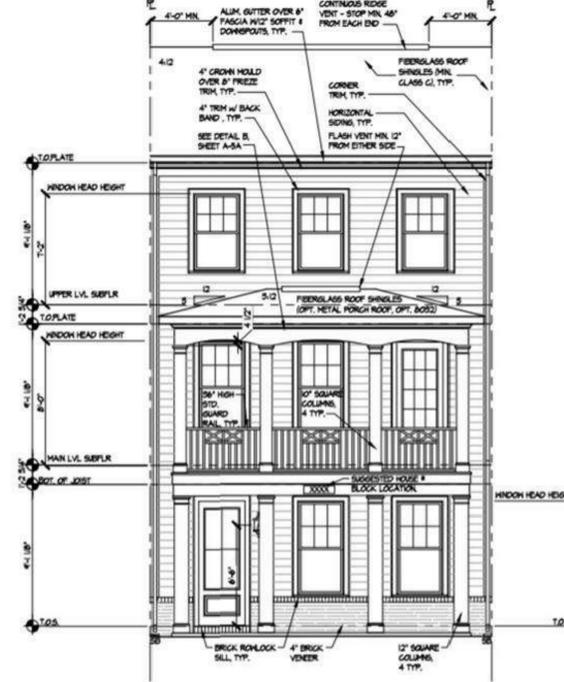
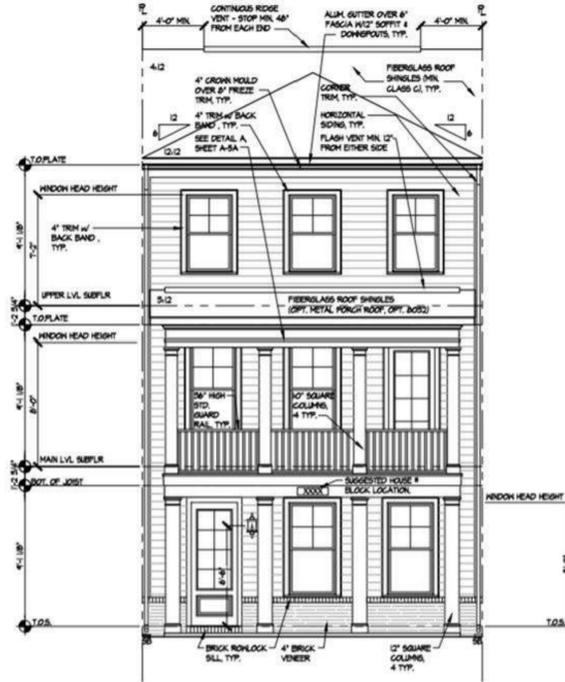
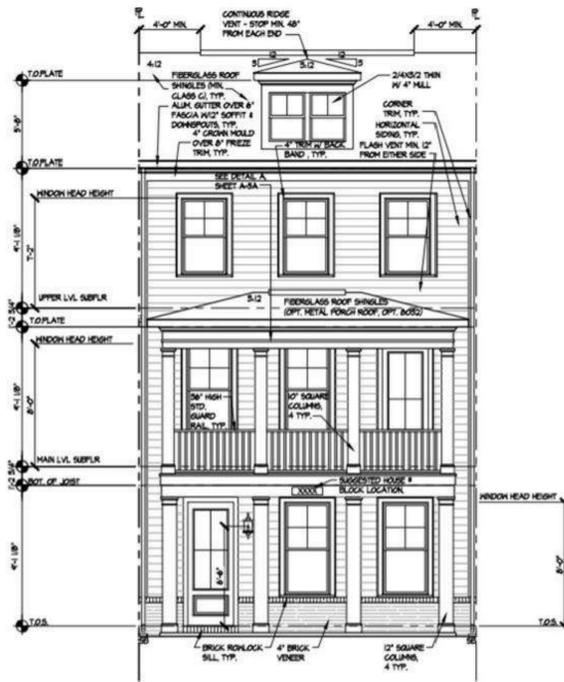
SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-3

NOTE: ELEVATIONS ARE TO BE CONSISTENT WITH THE APPROVED REZONING PLAN AND SUBJECT TO FINAL APPROVAL BY TOWN OF PINEVILLE PRIOR TO ISSUANCE OF BUILDING PERMITS



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SCALE: NORTH
VERT: N/A
HORZ: NTS
(NOT TO SCALE)

ARCHITECTURAL ELEVATION

SHEET NUMBER
RZ-4

NOTE: THE PROVIDED ARCHITECTURAL ELEVATIONS ARE INTENDED TO CONVEY DESIGN INTENT AND ARE SUBJECT TO FINAL DESIGN. ELEVATIONS AS SHOWN TO MATCH APPROVED DESIGN CONCEPT, MATERIALS, SPACING, AND WINDOWS.



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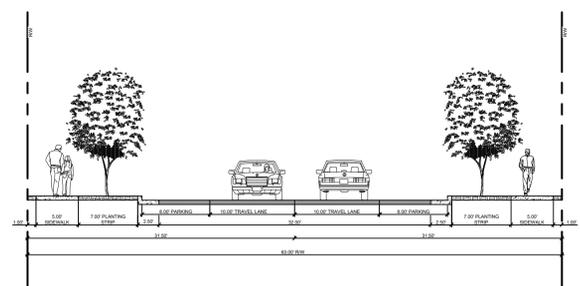


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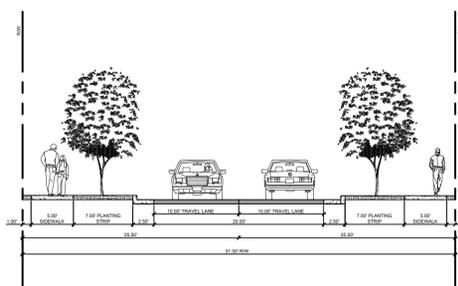
FIRE - TURNING MOVEMENTS

SHEET NUMBER

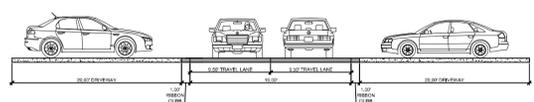
RZ-5



PUBLIC STREET WITH ON STREET PARKING
1"=10'



PUBLIC STREET
1"=10'



***PRIVATE ALLEY**
1"=10'

*ALLEY LANE MAY BE REDUCED TO 16' PER PINEVILLE TYP. SECTIONS DURING FINAL ENGINEERING, UNLESS FIRE ACCESS IS NEEDED, THEN ALLEY MUST REMAIN AT 20' WIDE MIN.

PINEVILLE TOWNHOMES

GENERAL NOTES

- BUILDINGS ON THE SITE WILL BE 3 STORY TOWNHOUSE BUILDINGS WITH AN AVERAGE HEIGHT IN FEET OF APPROXIMATELY 34 FEET AT THE FRONT BUILDING LINE.
- TOWN HOUSE UNITS WILL BE INDIVIDUALLY PARCELED/PLATTED.
- THE BUILDINGS ABOUT A NETWORK OF REQUIRED PUBLIC OR PRIVATE STREETS WITH EACH HAVING A MAIN PEDESTRIAN ENTRANCE FRONTING THESE STREETS. ALL GARAGE ENTRANCES WILL BE LOCATED OFF THE BACK OF THE BUILDINGS FROM AN ALLEY.
- UNITS WILL HAVE PORCHES OR COVERED STOOPS WITH WALKWAYS PROVIDED TO CONNECT THEM TO THE SIDEWALK LOCATED ALONG THE ADJACENT PUBLIC OR PRIVATE STREET.
- BUILDING ELEVATIONS HAVE BEEN DESIGNED WITH ARTICULATED FAÇADE FEATURES INCLUDING WALL OFFSETS, PROJECTIONS, AND CHANGES IN MATERIALS AND COLORS TO HELP BREAK UP THE MASS OF THE BUILDING. BUILDINGS HAVE ALSO BEEN DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE OF MASONRY OR STONE. NO VINYL SIDING WILL BE USED. SIDE ELEVATIONS OF THE BUILDINGS WILL BE CONSISTENT IN ARCHITECTURAL CHARACTER AND MATERIALS AS THE FRONT OF THE BUILDINGS.
- ELEVATIONS ARE COMPOSED OF A COMBINATION OF FIBER CEMENT PANELS AND TRIM, FIBER CEMENT LAP SIDING, OR FIBER CEMENT VERTICAL BOARD & BATTEN SIDING. BUILDINGS WILL ALSO HAVE A BASE OF BRICK OR STONE VENEER (INCLUDING PRECAST STONE OR SYNTHETIC STONE)
- WINDOWS TO BE VINYL, ALUMINUM OR WOOD MATERIAL.
- BUILDINGS WILL HAVE ARCHITECTURAL FIBERGLASS COMPOSITE SHINGLES AND ALL ROOF VENTS WILL BE PAINTED TO MATCH THE ROOF COLOR.
- ROLL OUT TRASH AND RECYCLING BINS WILL BE PROVIDED FOR EACH UNIT FOR PRIVATE TRASH AND RECYCLING COLLECTION. TRASH AND RECYCLING WILL BE SCREENED FROM ALLEY WHEN BEING STORED.

NOTE: THE ATTACHED CONCEPTUAL RENDERINGS ARE SOLELY FOR THE PURPOSE OF ILLUSTRATING THE DESIGN.

ARCHITECTURAL NOTES

ARCHITECTURAL COMPOSITION:

(REFER TO ARCHITECTURAL ELEVATIONS ON RZ-4)

NOTE: THE PROVIDED ARCHITECTURAL ELEVATIONS ARE INTENDED TO CONVEY DESIGN INTENT AND ARE SUBJECT TO FINAL DESIGN. THE DESIGN COMMITMENTS BELOW ARE BASED ON THE PROVIDED IMAGERY FOR THE REZONING OF THIS PROJECT. ELEVATIONS SHOWN TO MATCH APPROVED DESIGN CONCEPT, MATERIALS, SPACING, AND WINDOWS.

- IN AN EFFORT TO ENHANCE THE ARCHITECTURAL COMPATIBILITY, SCALE AND STREETScape PRESENCE FOR THE PROJECT, THE PETITIONER COMMITS TO THE FOLLOWING REQUIRED ARCHITECTURAL DETAILS THAT WILL APPLY TO ALL UNITS:
- MAXIMUM 6 UNITS IN A RUN (PER BUILDING)
- MINIMUM ROOF PITCH: 4:12
- MINIMUM 6" OVERHANG FOR GABLE ROOF OR MINIMUM 12" OVERHANG FOR EVE
- WINDOW MULLIONS ALONG FRONT FAÇADE WILL BE PROVIDED
- ARCHITECTURAL ROOF SHINGLES WILL BE PROVIDED
- VARIED UNIT PLACEMENT ALONG THE FAÇADE (PER BUILDING) TO BREAK THE ROOF LINE
- FIBER CEMENT BOARD, BOARD + BATTEN OR MASONRY FACADES (VINYL ACCEPTABLE FOR SOFFITS, WINDOWS AND OTHER ACCESSORY ARCHITECTURAL FEATURES)
- ANY PORCHES OR STOOPS WILL HAVE RAILINGS
- IDENTICAL INDIVIDUAL UNIT ELEVATIONS WILL NOT BE ALLOWED IMMEDIATELY ADJACENT TO ONE ANOTHER

ARCHITECTURAL COMPOSITION FOR EACH BUILDING FAÇADE (MULTIPLE UNITS - 6 MAX). ALL BUILDINGS WILL FEATURE ONE OF EACH OF THE FOLLOWING ARCHITECTURAL FEATURES

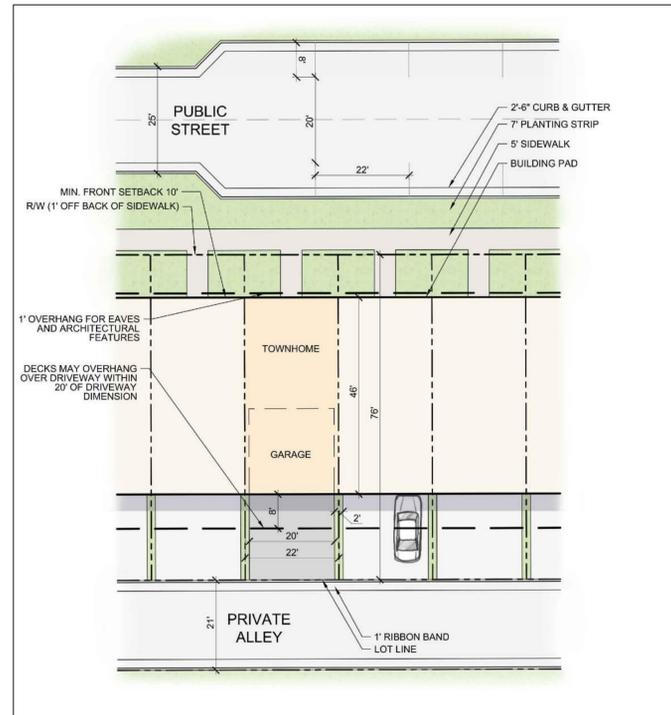
- FRONT PORCHES
- GABLE ROOF - FRONT OR SIDE FACING (FRONT FACING GABLE ROOF TO HAVE DECORATIVE VENT OR DECORATIVE TYPE BRACKETS)
- MASONRY FAÇADE FOR FULL UNIT FRONT ELEVATION (INDIVIDUAL UNIT ALONG A BUILDING FACE)
- A MINIMUM OF 2 STEPS (12" THRESHOLD) FROM SIDEWALK APPROACHING UP TO THE STOOP OR THE FRONT PORCH (HEIGHT DEPENDS ON FINAL GRADING & ENGINEERING FOR THE SITE)

IN ADDITION TO THE REQUIREMENTS OF THE 3 ARCHITECTURAL FEATURES ABOVE, THE FOLLOWING OPTIONAL ARCHITECTURAL DETAILS MAY BE INCORPORATED INTO THE BUILDING FAÇADES TO PROVIDE VARIATION AND SCALE ALONG THE STREETScape. THESE MAY BE USED AT THE PETITIONER'S DISCRETION THROUGHOUT THE PROJECT:

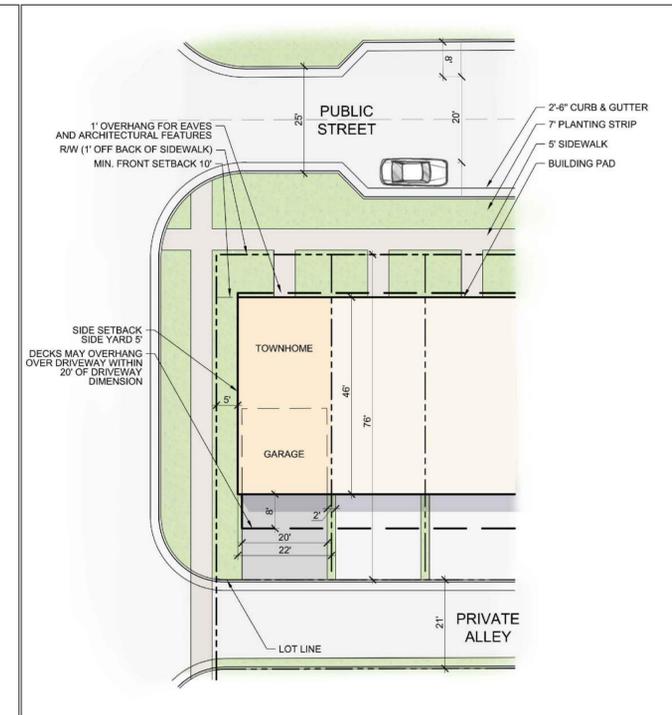
- ROOF VARIATION (GABLE/ FLAT/ DORMER WINDOWS)
- MASONRY FACADES
- BRICK OR MASONRY CLAD THE SLAB (IN THE CASE OF ELEVATED SLABS) AND HAVE CLAPBOARD OVERHANG THE BRICK.

ADDITIONAL LOT REQUIREMENTS:

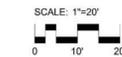
- MIN LOT SIZE: 1,100 SF SUBLOTS (PER UNIT)
- MIN FRONT SETBACK: 10'
- MIN REAR YARD: 20' DRIVEWAY
- MIN SIDE YARD/SETBACK: 5' FOR CORNER LOTS
- 1' OVERHANG FOR EAVES AND ARCHITECTURAL FEATURES



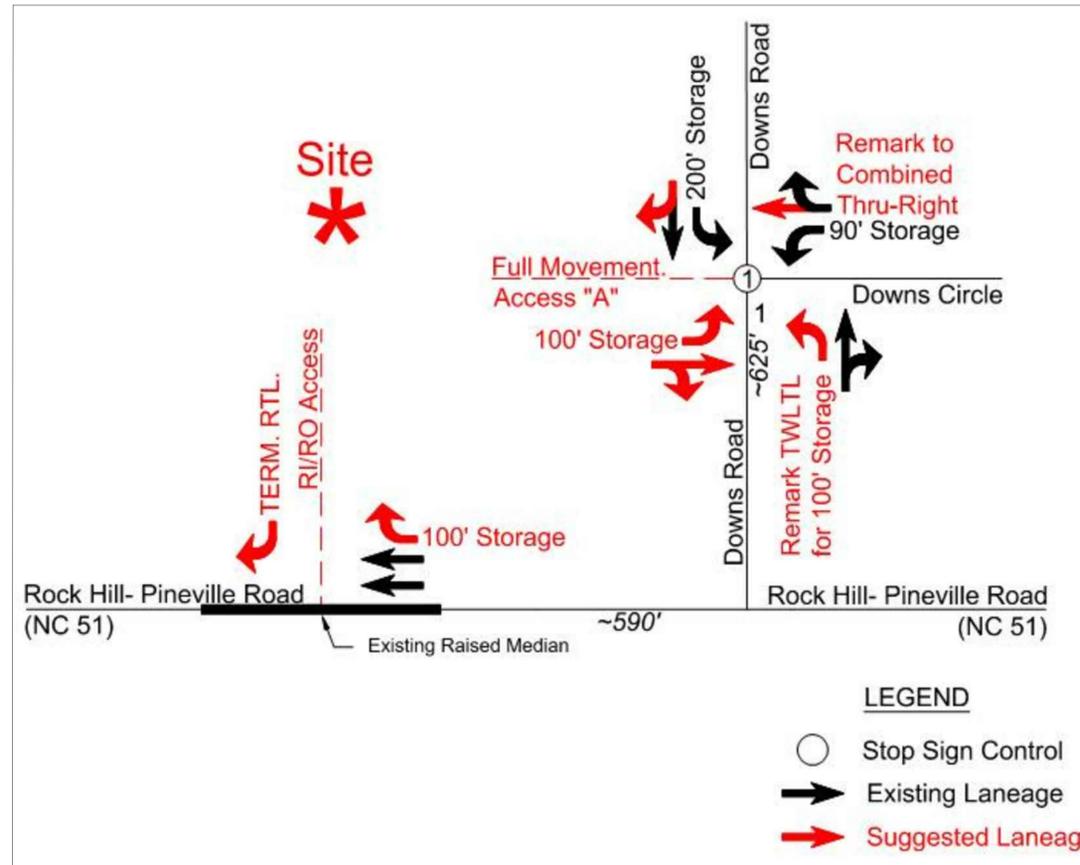
TYPICAL LOT PLAN



CORNER LOT PLAN



POTENTIAL LANEAGE



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SCALE

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HORZ: N/A

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-6